



## **CITY OF MORGAN HILL**

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### **PLANNING COMMISSION**

**TUESDAY, MARCH 13, 2001**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

#### **COMMISSIONERS**

CHAIR YARMILA KENNETT  
VICE-CHAIR TIMOTHY RIDNER  
COMMISSIONER RALPH LYLE  
COMMISSIONER PATRICIA MCMAHON  
COMMISSIONER JOSEPH MUELLER  
COMMISSIONER DENNIS PINION  
COMMISSIONER BARBARA SULLIVAN

**REGULAR MEETING - 7:00 P.M.**

#### **\*\*\* A G E N D A \*\*\***

#### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*

- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT  
CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** February 27, 2001

**NEW BUSINESS:**

1. **GENERAL PLAN AMENDMENT,GPA-00-05/ZONING AMENDMENT,ZA-00-22:  
MADRONE PARKWAY-TBI:** A request to amend the general plan land use designation and zoning designation on a 4.1 acre site located on the south east corner of the intersection of Madrone Parkway and Monterey Rd. The proposed request is would change the general plan land use designation from commercial to industrial and change the zoning designation from Service Commercial to Planned Unit Development, PUD. The PUD would allow for light industrial development. (APN 726-35-001)

**Recommendation:** Adopt Resolution Nos. 01-07 (general plan amendment) and 01-08 (zoning amendment), with recommendation to forward to the City Council for approval.

**OTHER BUSINESS:**

2. **REVIEW AND DISCUSSION WITH FISCAL YEAR 2002-03 OPEN/MARKET COMPETITION MEASURE P APPLICANTS (MP-00-14: W. EDMUNDSON-PINN BROS.; MP-00-15: CONDIT-PINN BROS.; MP-00-27: MURPHY-GREATER BAY CONSTRUCTION; MP-00-26: WATSONVILLE-FAHMY; AND MP-00-06: BUTTERFIELD-THE DESILVA GROUP):**

**Recommendation:** Discussion

3. **EXTENSION OF TIME, EOT-01-01 (VAR-99-03): MONTEREY-VISION OF WRIGHT/OAK GLEN PLAZA:** A request for reconsideration of an extension of time request on the approval of a variance from the minimum required rear yard setback for a proposed building addition to the existing Oak Glen Plaza commercial center. The project is located at the southwest corner of Wright Avenue and Monterey Road in the CG, General Commercial district. (APN 764-13-075)

**Recommendation:** Commission Discretion

4. **REVIEW OF SUBCOMMITTEE WORK PLAN FOR CHANGES TO THE RDCS STANDARDS AND CRITERIA:**

**Recommendation:** Approve/modify proposed work plan

**TENTATIVE UPCOMING AGENDA ITEMS FOR THE MARCH 27, 2001 MEETING:**

- S SD-00-10: Malaguerra-Mancias
- S DA-00-05: Malaguerra-Mancias
- S UPA-97-07: Monterey-Pagenet
- S DA-00-11: DeWitt-Shepard
- S GPA-00-04: Sorrel-Heritage Grove
- S ZA-00-20: Sorrel-Heritage Grove
- S ZA-01-03: City of Morgan Hill-Zoning Text Amendment
- S MP-00-30: E. Dunne-First Community Housing
- S MP-00-31: Church-South County Housing
- S Review and discussion with FY 2002-03 Open/Market Competition Measure P applicants (MP-00-13; Monterey-Pinn Bros.; MP-00-07: Campoli-FMA; MP-00-17: Tennant-Lin; MP-00-09: Tilton-Delco Builders)

**ANNOUNCEMENTS**

## **CITY COUNCIL REPORTS**

### **ADJOURNMENT**

#### **SPEAKER CARD**

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

#### **NOTICE**

##### **AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

#### **NOTICE**

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

#### **NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

*PLANNING COMMISSION AGENDA*

*MARCH 13, 2001*

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